

**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 03/22/05

AGENDA ITEM 7

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council  
**FROM:** Director of Public Works  
**SUBJECT:** Stonebrae Country Club Grading Permit, Phase II

**RECOMMENDATION:**

It is recommended that the City Council approve the attached resolution authorizing the issuance of a Phase II grading permit for Stonebrae Country Club project.

**BACKGROUND:**

On September 10, 2002, the Council approved the revised Vesting Tentative Tract Map 5354 and revised Precise Development Plan for the Stonebrae Country Club development. On May 11, 2004, Council approved the first phase of grading, which occurred last summer.

As noted with the approval of the project, the projected amount of balanced cut and fill is approximately five million cubic yards. Being balanced means the excavated materials from the cut areas are used to fill in the fill areas, and there will not be any off-haul or import of material. Phase I completed around 600,000 cubic yards of earthwork, leaving a remainder for Phase II of approximately 4,400,000 cubic yards. Exhibit A shows the boundary between the cut and fill areas by a dotted line and highlights the areas where fills or cuts are greater than 30 feet.

The grading will generally follow the boundaries of the golf course, housing, and school site. The golf course boundaries have been modified from the area depicted on the tentative map as necessary to avoid adverse impacts on sensitive species, including the Alameda Whipsnake (see Exhibits B and C). The number of homes have also been reduced by about 10 percent from the 614 anticipated on the tentative map to 556. The envelope of the graded area around the housing has not been modified appreciably beyond what was depicted on the tentative map and the quantities are approximately the same. Under the revised plan, the major roadway "spine" differs somewhat from the tentative map, but its configuration is intended to provide access to the "villages" which have been designed to provide a greater distinction between them. The proposed grading plan will also result in a 30-foot-high (maximum) slope along Fairview Avenue where a maximum of 25 feet was anticipated initially and that the building envelope for about 15 units comes closer to the PG&E easement for the transmission lines from a required 150 feet before to a reported 90 feet now. The Clubhouse has also been relocated along with its parking, so that Village C is along the driving range rather than next to a parking structure. It is important to at least note these changes since the grading plan does

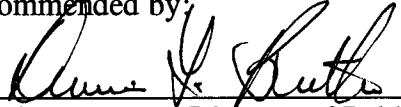
incorporate them; however, these and other variations from the approved tentative map will be reviewed in more detail as part of the first final map for "Village A," anticipated to be heard by the City Council in April. It will be the first of a series of maps for the development. The applicant anticipates that occupancy of the first new homes will occur in the spring of 2006 and that the new elementary school will open in the fall of 2006.

As indicated with approval of the Phase I grading, some of the harder sandstone rock will require blasting in order to be removed. Approximately 15-to-20 percent of the remaining 4.4 million cubic yards of earthwork will require blasting. Exhibit D identifies the approximate locations for blasting. Because the developer unexpectedly encountered hard rock in a small portion of Village A, additional blasting in this area is also necessary in this phase. While this portion of the blasting will occur closer to Fairview Avenue, based on experience from both the Bailey Ranch blasting and last year's work, staff is confident that this can be accomplished without negative impacts to the public. All of last year's blasting was accomplished without incident. Per the conditions of approval, separate blasting permits have been issued by the Hayward Fire Department to ensure the safe and secure handling of the blasting operations. Staff authorized blasting to resume last week in anticipation of grading, and all required safe guards are in place. Fliers were mailed to all the nearby neighborhoods before the start of blasting operations, and notices were mailed regarding this grading permit approval request. Because of the increased requirements to complete the Phase II grading this summer, working hours will begin at 7:30 a.m., and it may be necessary to permit grading on Saturdays, beginning no earlier than 9:00 a.m. as was done last year.


Prepared by:

  
Robert A. Bauman, Deputy Director of Public Works

Recommended by:

  
Dennis L. Butler, Director of Public Works

Approved by:

  
Jesús Armas, City Manager

- Exhibits A: Project Cut and Fill Areas
- B: Tentative Map Plan
- C: New Plan
- D: Projected Blasting Areas

DUE TO THE LENGTH OR COLOR OF  
THE REFERENCED EXHIBITS, THEY  
HAVE BEEN ATTACHED AS SEPARATE  
LINKS.

**DRAFT**

NH  
3/17/05

HAYWARD CITY COUNCIL

RESOLUTION NO. 05-

Introduced by Council Member \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY ENGINEER  
TO ISSUE A GRADING PERMIT FOR PHASE II  
GRADING RELATED TO TRACT 5354, STONEBRAE  
COUNTRY CLUB**

WHEREAS, on September 10, 2002, the City Council approved the revised Vesting Tentative Tract Map 5354 and revised Precise Development Plan for the Stonebrae Country Club development; and

WHEREAS, on May 11, 2004, Council approved the first phase of the grading, which occurred during the summer of 2004; a grading permit is required to be approved for the second phase of grading.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the City Engineer is hereby authorized and directed to issue, on behalf of the City of Hayward, a grading permit for Phase II grading related to Tract 5354, Stonebrae Country Club.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward